

The Corporation of the City of Kawartha Lakes

Minutes

Planning Advisory Committee Meeting

PC2019-05

Wednesday, May 1, 2019

1:00 P.M.

Council Chambers

City Hall

26 Francis Street, Lindsay, Ontario K9V 5R8

Members:

Mayor Andy Letham

Councillor Patrick O'Reilly

Councillor Kathleen Seymour-Fagan

Councillor Andrew Veale

Mike Barkwell

Tammy Smith

Jason Willock

Accessible formats and communication supports are available upon request.

1. Call to Order and Adoption of Agenda

Chair O'Reilly called the meeting to order at 1:00 p.m. Mayor A. Letham, Councillors K. Seymour-Fagan, and A. Veale and M. Barkwell, and J. Willock were in attendance.

Deputy Clerk and Recording Secretary J. Watts, Manager of Planning R. Holy, Supervisor of Development Engineering C. Sisson, Planners II Q. Adebayo and D. Harding, and Senior Engineering Technician J. Newbery were also in attendance.

Absent: T. Smith

The Chair opened the meeting and introduced Planning Advisory Committee and the members of staff present.

PAC2019-029

Moved By Mayor Letham

Seconded By M. Barkwell

That the agenda for the Wednesday, May 1, 2019 Planning Advisory Committee Meeting be adopted as circulated.

Carried

2. Declarations of Pecuniary Interest

There were no declarations of pecuniary interest disclosed.

3. Public Meeting

The Chair stated that, as required under the Planning Act, a public meeting is being held prior to the City of Kawartha Lakes Council making decisions on the following planning matters.

3.1 PLAN2019-024

David Harding, Planner II

An application to amend the Town of Lindsay Zoning By-law 2000-75 for the property described as Lots 1-6 North of Kent Street, West of St. David Street, Plan 15P, former Town of Lindsay, identified as 3 St. David Street and 4 Riverview Road - 2523609 Ontario Inc.

The Chair requested staff to advise on the manner of giving notice for the proposed zoning by-law amendment. He also asked staff to briefly describe the proposal and summarize the correspondence, if any, received to date.

Mr. Harding confirmed that the required notice was given in accordance with the Planning Act and circulated to each owner of land within 120m, and a sign was posted on the subject property. He summarized the application, explaining that it proposes to permit the construction of a four (4) storey, forty (40) unit apartment building and amend any applicable development standards in the zoning by-law. Conformity to the Growth Plan, Town of Lindsay Official Plan, and consistency with the Provincial Policy Statement will be confirmed after a full analysis of the proposal once all comments are received from agencies and the public. Mr. Harding summarized the comments received to date, as detailed in his report, noting that subsequent to the writing of the report additional comments were received from A. Scarr of Riverview Road expressing concerns with increased traffic on Riverview Road and the condition of the nearby road network and L. Peel of St. Peter Street, expressing concerns with privacy, shadowing, property values, traffic in the area, and the potential type of person who would reside in the apartments.

Staff recommended that the application be referred back to staff for further review and processing until such time as comments have been received from all circulated Agencies and City Departments, that any comments and concerns raised by the public have been addressed, and a full planning analysis of the proposal has been conducted. Mr. Harding and Ms. Sisson responded to questions from Committee members.

The Chair inquired if the applicant wished to speak to the application.

Kent Randall of EcoVue Consulting spoke on behalf of the applicant, stating that they had provided the Planning Justification Report. He noted that several studies had been submitted in support of the application including a Traffic Study, and noted that they are willing to listen and address comments received today. He responded to questions from Committee members.

The Chair inquired if anyone wished to speak to the application.

John Ireland, of 11 Mill Street, stated that he is the chair of the group working to establish a Heritage Conservation District within Lindsay's Mill District. He expressed concern about losing the two homes on the properties, and

highlighted their potential historic value. He further stated that the properties may be within the boundaries being considered for the Mill District as there is interest amongst area property owners to be included in the district. He also noted that there are 71 trees located on the properties and expressed a desire to conserve at least 30% of tree canopy cover on the property.

William Bateman, spoke on behalf of the Municipal Heritage Committee (MHC). He stated that the dwellings on the properties may be eligible for consideration for designation under the Ontario Heritage Act, and noted that the property at 4 St. David Street was once owned by a prominent local family. He stated that the MHC is seeking to be notified of any further developments on the application and that the MHC will discuss the heritage value of one or both properties at its next meeting.

Linda Griffith, of 137 Queen Street, spoke against the application and questioned whether the application was for a condominium or rental apartment building. She also noted the historic value of the dwellings on the properties and the recent renovations done to 4 St. David Street. She further noted her concern of already having two high-rises on Scugog River, losing vacant lands near the river to development and recommended that other lands should be considered for this development.

Jim Garbutt identified himself as a member of the Municipal Heritage Committee but stated he was not commenting on their behalf, but as a concerned citizen. He noted the attractiveness of the property and the historic value of the Lamantia home at 4 St. David Street. He provided an overview of the history of the property and area, and stated that the proposed design does not integrate well into the historic neighborhood. He stated that the building would be visible from the Mill District neighbourhood across the river, and that while he is not opposed to the application, he has concerns with the heritage aspects of the development and does not feel that this lot is the best location for the proposal.

Gord Courtemanche, of 56 Riverview Road, spoke in opposition the application, stating his desire to keep the properties the way they are, and his concerns if the apartments will be rental units. He requested that the Committee be mindful of the long-term impacts to the neighbourhood when approving development.

Wendy Kirk, of 6 St. David Street, spoke in opposition to the application. She noted concern for capacity of existing town infrastructure including road, schools, hospitals, and jobs for this size of development. She stated her opposition to the design of the building, her desire to not look at a wall or balcony, and further

stated that she does not want high density on the east side of the Scugog River in Lindsay.

Amanda Roosmets, of 6 Logie Street, spoke in opposition to the application. She stated that she enjoys her neighbourhood including the nature and nearby trail, and that the proposed building would be an eyesore and would be highly visible from many places because it is so high. She expressed concerns about drainage from the proposed parking lot, drainage on the land, generation of excessive traffic on Logie Street, loss of privacy, and a potential decrease in property values. She stated there could be safety concerns if rental apartments were proposed and recommended a lower density development, such as townhomes.

Lorne Haley, of 8 Logie Street, stated that the existing home on the property is beautiful, and that he doesn't want to see the dwelling or the trees removed. He stated that the proposal was too dense, and raised concerns over how the lot would might drain to the river and increased traffic on Logie Street. He also expressed environmental concerns about the area considering the former nearby industrial uses.

No other persons spoke to the application.

The Chair permitted Kent Randall to speak on behalf of the applicant to respond to the concerns identified. He stated the building will be developed as condominium apartments, not rental apartments. He noted that they have attempted to address neighbourhood compatibility through building design and by moving it away from the backyards of the lots on King and St. Peter Streets. He stated that shadow modeling reports are available that show shadowing impacts have been minimized, and that both the quality and quantity of all stormwater from the property will be controlled with no direct outlet to the Scugog River. He finally noted that there is sufficient parking proposed to meet the requirements of the area. In conclusion, he stated that they will consider modifications to the proposal to address concerns.

The committee briefly recessed from 1:49 to 1:51 p.m.

3.2 PLAN2019-025

Quadri Adebayo, Planner II

An application to amend the Township of Bexley Zoning By-law 93-09 for the property described as Part of Lots 37 and 38, North-West Bay Range, Concession 7, Geographic Township of Bexley, identified as 22 Bayview Lane and Part of 1266 North Bay Drive - Mathews and Weind

The Chair requested staff to advise on the manner of giving notice for the proposed zoning by-law amendment. He also asked staff to briefly describe the proposal and summarize the correspondence, if any, received to date.

Mr. Adebayo confirmed that the required notice was given in accordance with the Planning Act and circulated to each owner of land within 500m, and a sign was posted on the subject property. He summarized the application related to consent application file number D03-2019-018 that seeks to sever approximately 1.7 hectares of land and retain approximately 43 hectares of rural residential lands (1266 North Bay Drive- severed lot) containing a single detached dwelling, a garage and a shed. The severed land is to be consolidated with an adjacent rural residential lot to the east (22 Bayview Lane – benefitting lot). A concurrent consent file number also related to this application is D03-2019-017 which seeks to reactivate an easement of approximately 0.07 hectares over an existing private road (Bayview Lane) located on 1266 North Bay Drive, in favour of the overall consolidated lands that includes 22 Bayview Lane containing a dwelling and two (2) accessory buildings. Having not yet received comments from Kawartha Conservation on the application including circulated agency comments for the related consent application, conformity with the Growth Plan, the Kawartha Lakes Official Plan, and consistency with the Provincial Policy Statement cannot be determined at this time. Mr. Adebayo summarized the comments received to date, as detailed in his report, noting that subsequent to the writing of the report no additional comments were received. Staff are recommending that the application be referred back to staff for further review and processing until such time as comments have been received from all circulated Agencies and City Departments, and that any comments and concerns that may result thereof have been addressed. He responded to questions from Committee members.

The Chair inquired if the applicant wished to speak to the application.

Kent Randall, of EcoVue Consulting, spoke on behalf of the applicant, and provided a brief overview of the application noting that the application is to permit a larger than permitted rural residential lot that would enable continued access to Bayview Lane as part of the consolidation and consent process.

The Chair inquired if anyone wished to speak to the application.

No other persons spoke to the application.

The Public Meeting concluded at 2:00 p.m.

4. Business Arising from Public Meeting

4.1 Item 3.1 (PLAN2019-024)

PAC2019-030

Moved By Councillor Veale

Seconded By J. Willock

That Report PLAN2019-024, respecting Lots 1-6 North of Kent Street, West of St. David Street, Plan 15P, former Town of Lindsay, City of Kawartha Lakes, identified as 3 St. David Street and 4 Riverview Road – Planning File D06-2019-001, be received; and

That Zoning By-law Amendment application D06-2019-001 be referred back to staff to address issues raised through the public consultation process and for further review and processing until such time as all comments have been received from all circulated Agencies and City Departments and that any comments and concerns have been addressed.

Carried

4.2 Item 3.2 (PLAN2019-025)

PAC2019-031

Moved By M. Barkwell

Seconded By Councillor Seymour-Fagan

That Report PLAN2019-025, respecting 22 Bayview Lane and Part of 1266 North Bay Drive, geographic Township of Bexley; Application No. D06-2019-008, be received; and

That Zoning By-law Amendment respecting application D06-2019-008, be referred back to staff for further review and processing until such time that all comments have been received from all circulated City Department and Agencies, including comments for the related consent applications and any potential concerns or issues have been addressed.

Carried

5. Deputations

6. Correspondence

7. City of Kawartha Lakes Reports

8. Adjournment

PAC2019-032

Moved By Mayor Letham

Seconded By Councillor Veale

That the Planning Advisory Committee Meeting adjourn at 2:01 p.m.

Carried